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Honorable Marc L. Barreca
Chapter 7
Hearing Location: Seattle, Rm. 7106
Hearing Date: April 24, 2024
Hearing Time: 1:30 p.m.
Response Date: April 17, 2024

UNITED STATES BANKRUPTCY COURT
WESTERN DISTRICT OF WASHINGTON
AT SEATTLE

In re:
ASSET REALTY LLC

Debtor.

Case No. 23-10326-MLB

PROOF OF SERVICE

I, Denise A. Lentz declare as follows:

1. I am a citizen of the United States and of the State of Washington, living and residing in Snohomish County, over the age of 21 years, not a party to the above-entitled action and competent to be a witness.

2. On March 19, 2024, I caused to be electronically filed the following pleadings with the Clerk of the Court using CM/ECF system:

- Motion and Request of Century 21 Real Estate LLC for Allowance and Payment of Administrative Expense Claims (Dkt 221) (“Admin Claim Motion”);
- Declaration of Jackie Bertet in Support of Motion and Request of Century 21 Real Estate LLC for Allowance and Payment of Administrative Expense Claims (Dkt 222) (“Declaration”);
- Notice of Hearing on Motion and Request of Century 21 Real Estate LLC for Allowance and Payment of Administrative Expense Claims (Dkt 223) (“Admin Claim Hearing Notice”)

which, pursuant to Local Rule 5005-1(c)(1), caused parties who are registered ECF participants to be served by electronic means.

1 3. On March 19, 2024, I caused to be deposited in the mail of the United States of
2 America, by first class postage prepaid, addressed envelopes containing copies of the Admin Claim
3 Motion, Declaration and Admin Claim Hearing Notice to the Debtor at the following address:

4 Asset Realty LLC
5 121 Lake Street South
6 Suite 201
7 Kirkland, WA 98033

8 4. On March 19, 2024, I caused to be deposited in the mail of the United States of
9 America, by first class postage prepaid, addressed envelopes containing copies of the Admin Claim
Hearing Notice to the parties shown on the mailing matrix attached hereto as Exhibit A.

10 5. On March 20, 2024, I caused to be electronically filed the following pleadings with
11 the Clerk of the Court using CM/ECF system:

- 12 • Amended Notice of Hearing on Motion and Request of Century 21 Real Estate LLC for
13 Allowance and Payment of Administrative Expense Claims (Dkt 226) (“Amended Admin
Claim Hearing Notice”);
- 14 • Notice of Rescheduled Hearing on Motion of Century 21 Real Estate LLC for Relief from
Automatic Stay (Dkt 225) (“Rescheduled Notice of Hearing”);

15 which, pursuant to Local Rule 5005-1(c)(1), caused parties who are registered ECF participants to be
16 served by electronic means.

17 6. On March 20, 2024, I caused to be deposited in the mail of the United States of
18 America, by first class postage prepaid, addressed envelopes containing copies of the Amended
19 Admin Claim Hearing Notice and Rescheduled Notice of Hearing to the parties shown on the
20 mailing matrix on Exhibit A.

21 I hereby certify under penalty of perjury under the laws of the State of Washington and the
22 United States that the foregoing Declaration is true and correct.

23 DATED this 8th day of April, 2024, at Lynnwood, Washington.

24 /s/ Denise A. Lentz
25 Denise A. Lentz
26

EXHIBIT A

Label Matrix for local noticing
0981-2
Case 23-10326-MLB
Western District of Washington
Seattle
Tue Mar 19 11:44:28 PDT 2024

U.S. Bankruptcy Court
700 Stewart St, Room 6301
Seattle, WA 98101-4441

Bliss Law Group, LLC
P.O. Box 1339
Gig Harbor, WA 98335-3339

Capital One
PO Box 30285
Salt Lake City, UT 84130-0285

Chad Storey
121 Lake St. S.
Ste 201
Kirkland WA 98033-9025

Dennis McGlothlin
121 Lake Street South
Suite 201
Kirkland, WA 98033-9025

General Star National Ins Co.
c/o Gregory Worden
1111 Third Avenue Suite 2700
Seattle WA 98101-3224

Jack M. Lovejoy
1015 Second Avenue Floor 10
Seattle, WA 98104-1001

P.O. Box 981540
El Paso, TX 79998-1540

SCOTT E ALEXANDER
P.O. Box 1339
Gig Harbor, WA 98335-3339

Americredit Financial Services, Inc. dba GM
c/o McCarthy & Holthus, LLP
108 1st Avenue South, Ste. 300
Seattle, WA 98104-2104

AmeriCredit Financial Services, Inc. dba GM
P O Box 183853
Arlington, TX 76096-3853

Bliss Law Group, LLC
c/o Scott E. Alexander
Attorney at Law
P.O. Box 1339
5801 Soundview Drive; Suite 258
Gig Harbor, WA 98335-2200

Capital One N.A.
by American InfoSource as agent
PO Box 71083
Charlotte, NC 28272-1083

David J. Kovanen, and putative class
Andrew P. Green
Green & Wilmot, PLLC
1919 N. Pearl St., Ste. B-3
Tacoma, WA 98406-2489

Department of Treasury - Internal Revenue Se
PO Box 7346
Philadelphia, PA 19101-7346

Internal Revenue Service
PO Box 7346
Philadelphia, PA 19101-7346

Michael Brubaker
14506 NE 184TH PL
WOODINVILLE, WA 98072-9239

Provident Building LLC
c/o Olsen Branson PLLC
205 S. Meridian
Puyallup WA 98371-5915

Scott B. Henrie
Williams, Kastner & Gibbs PLLC
601 Union Street, Suite #4100
Seattle, WA 98101-2380

Asset Realty LLC
121 Lake Street South
Suite 201
Kirkland, WA 98033-9025

American Express National Bank
c/o Becket and Lee LLP
PO Box 3001
Malvern PA 19355-0701

C21 Corporate Franchise
175 Park Avenue
Madison, NJ 07940-1123

Century 21 Real Estate LLC
c/o K&L Gates LLP
Attn: Daniel M. Eliades, Esq.
One Newark Center, 10th Floor
Newark, NJ 07102-5237

David Kovanen
c/o Green & Wilmot PLLC
1919 N. Pearl Street Suite B-3
Tacoma WA 98406-2489

GM Financial
801 Cherry Street
Suite 3500
Fort Worth, TX 76102-6854

Jack Lovejoy
1015 Second Avenue
Floor 10
Seattle, WA 98104-1001

Nate Arnold
8201 164th Ave NE
Suite 200
Redmond, WA 98052-7615

Robert Wolford
c/o Michael Brubaker
14506 NE 184th Place
Woodinville WA 98072-9239

US Small Business Administration
14925 Kingsport Road
Fort Worth, TX 76155-2243

US Small Business Administration
PO Box 3918
Portland, OR 97208-3918

United States Trustee
700 Stewart St Ste 5103
Seattle, WA 98101-4438

Williams Kastner Gibbs
601 Union Street
#4100
Seattle, WA 98101-2380

Williams, Kastner & Gibbs PLLC
c/o Scott Henrie/WKG
601 Union Street, Suite #4100
Seattle, WA 98101-2380

eXp World Holdings, Inc.
1015 Second Avenue Floor 10
Seattle, WA 98104-1001

David J. Kovanen
c/o Jennifer Rust Murray
Terrell Marshall Law Group, PLLC
936 N. 34th St., Ste 300
Seattle, WA 98103-8869

Deborah A Crabbe
1111 3rd Ave Ste 3400
Seattle, WA 98101-3299

Edmund J Wood
303 N 67th St
Seattle, WA 98103-5209

James E. Dickmeyer
James E. Dickmeyer, PC
520 Kirkland Way Ste 400
PO Box 2623
Kirkland, WA 98083-2623

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u)Arnold and Jacobowitz PLLC	(u)Century 21 Real Estate LLC	(u)Courtesy NEF
(u)Forrester and Worth PLLC	(u)General Star National Insurance Company	(u)Hansen & Cogar PLLC
(u)Lee Smart law firm	(u)Western Washington Law Group PLLC	(u)eXp World Holdings, Inc.
(u)American Express	(u)Dennis McGlothin	(u)Kent Hansen
(u)Nathan J Arnold	(u)S Cary Forrester	
		End of Label Matrix
		Mailable recipients 38
		Bypassed recipients 14
		Total 52